May, 2018

Do you have a preference for national disaster victims?  Share your language?

Three PHAs said they had adopted a preference but did not include language

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Natural Disaster Policy

        All areas are susceptible to natural disasters such as those that result from floods, hurricanes, and tornados.  This policy outlines CHA’s actions to be taken to assist participants and the general public when a natural disaster occurs.  CHA will comply and cooperate with the City of Cleburne’s natural disaster response policy.

        If, as a result of a natural disaster, an applicant cannot provide documents for identification purposes, at CHA’s discretion and on a case-by-case basis, a third party who knows the person may attest to their identity.  The certification must be provided in a format acceptable to CHA and signed in the presence of a CHA representative or notary public.  The certification will be accepted on a temporary basis only, until proper documentation is gained.

        Existing participants who are displaced as a result of a natural disaster will be issued vouchers designated by HUD as disaster related.  For the general public, CHA will request from HUD additional vouchers to assist low-income families displaced by disasters.

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WHEREAS, The Department of Housing and Urban Development (HUD), in response to the recent Natural Disaster, has called upon all Housing Authorities to do whatever is possible to assist as many displaced families as stated in the September, 2005 notice attached.

THEREFORE, the Schertz Housing Authority resolves to amend its current Administrative Plan and Admissions and Continued Occupancy Policy (ADOP) to reflect a preference to assist families that have been affected by federally declared disasters before others on the Waiting List.  Also, that Schertz Housing Authority may use its own existing available vouchers or public housing units to assist either displaced public housing or voucher participants affected by the disaster.  Furthermore, that the families of federally declared disasters who are Section 8 voucher holders or public housing residents in another jurisdiction may receive preference over other disaster victims or other waiting list placeholders.

Passed this 12th day of September, 2005.

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Involuntary Displaced – Applicant has vacated or will have to vacate his or her housing unit as a result of:

         \_\_\_\_\_   A Presidentially Declared Disaster (must be documented by proof of residency in presidentially declared disaster area)

        \_\_\_\_\_   Fire, flood or other natural disaster (must be documented by proof of residency in the disaster area and verification of the disaster such as letter(s) from a government agency, newspaper account, etc.)

         \_\_\_\_\_   Action by local, state or federal government (Must be documented by written verification from the government agency which caused displacement.)

           \_\_\_\_\_   Action by the landlord which did not result from action acts of the applicant or members of the applicant’s household and does not include eviction for non-payment of rent or other evictions for failure to comply with obligations under the lease. (Must be documented by signed statement from landlord describing the reason for displacement.)

         \_\_\_\_\_   Actual or threatened violence against applicant or member of applicant’s household. (Must be documented by a police report, social service agency or any other agency which has investigated the claim of family violence.)

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Involuntary Displacement: Natural Disaster of residents of Houston County who are: Displaced due to an act of God, such as an earthquake, tornado, flood, fire, etc. which makes the applicant’s dwelling uninhabitable.  A Federal, State or Local government entity must declare an official disaster in order for an applicant to obtain and verify this local preference.

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1.      Families of federally-declared disaster areas who are public housing residents in another jurisdiction will receive preference over other waiting list placeholders.

2.      Families of federally-declared disaster areas not currently in any housing program, but qualify and are eligible according to current regulations, will receive preference over other waiting list placeholders.

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LHA  will  employ  a  preference  for  a disaster affected family over all other waiting list placeholders as follows:

·       To a disaster affected family qualified by the Federal Emergency Management Agency (FEMA) to be in the federally declared disaster area and are Public Housing residents.

·       To a disaster affected family applying for Public Housing assistance who is qualified by the Federal Emergency Management Agency (FEMA) as a disaster affected family and who is income eligible.

The LHA will require the disaster affected family to self-certify to its rental history,  drug  activity  and  criminal  history,  and  all  other  elements  of  the LHA’s screening process.

·       Should the disaster affected family refuse to comply with the self-certification the LHA will deny the family public housing assistance.

·       Should  the  self-certification  prove  to  be  inaccurate,  the  family’s  public housing assistance will be terminated with a thirty (30) day written notice.

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Rotan Board has adopted preferences for victims of natural disaster (flood, tornado, hurricane, etc) and families that lost their home to fire.

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It is the PHA's policy that each applicant will be assigned his/her appropriate place on one Community-Wide Waiting List, in sequence, based upon date and time the application is received, and type and size of unit needed. Exceptions will be permitted only to comply with first-tier Waiting List preferences (for Disabled Veterans, or victims of Federally- Declared Disasters); Court Orders, Settlement Agreements, or when approved in advance by Fair Housing and Equal Opportunity.